

AGENDA REQUEST
BUSINESS OF THE PLANNING AND ZONING COMMISSION
CITY OF SUGAR LAND, TEXAS

AGENDA OF: 05/11/04 **DEPT OF ORIGIN:** DEVELOPMENT SRVCS **REQ. NO.** V C
DATE SUBMITTED: 05/05/04

ORIGINATOR: CHRIS WINEINGER, PLANNER

SUBJECT: SUGAR LAND TRACT FOUR SECTION TWO, PRELIMINARY PLAT

PROCEEDING: CONSIDERATION AND ACTION

EXHIBITS: COPY OF PRELIMINARY PLAT; BOX EXHIBIT; APPROVED GENERAL PLAN

APPROVED FOR SUBMITTAL:

DOUGLAS P. SCHOMBURG, AICP, ASST. CITY PLANNER *D.P.S.*

SABINE A. SOMERS-KUENZEL, AICP, CITY PLANNER *A.K.*

EXECUTIVE SUMMARY:

Mr. Geoff Freeman, of Brown and Gay Engineers, Inc., on behalf of Newland Communities, requests the consideration and approval of the Sugar Land Tract Four Section Two, Preliminary Plat. This plat consists of 89 residential lots in six blocks, five reserves, and six streets, for a total of 36.33 acres within the City of Sugar Land's Extra-territorial Jurisdiction (ETJ). The property is located within the boundary of Sugar Land Tract 4 to the south of New Territory Boulevard, and lies within the boundary of the recently created Fort Bend County Levee Improvement District No. 17.

Additional Information Regarding the Plat:

The Final Plat for Sugar Land Tract Four, Section Two will require all applicable Master Notes, signature blocks, Fort Bend County LID 17 approval, and infrastructure construction plans at the time of Final Plat submittal. By the time of that submittal, the Planning Division anticipates that the property will be officially within the corporate limits of the City of Sugar Land, which will be effective July 1, 2004 per Annexation Ordinance No. 1431. All designations referring to the ETJ on the plat will be required to be updated accordingly and the property will be zoned Temporary R-1 until permanent zoning is applied for. The property is anticipated to be permanently zoned R-1.

The Development Review Committee has reviewed the plat and determined that the plat conforms to the Tracts 4 & 5 General Plan, Subdivision Regulations, Comprehensive Plan, Water and Waste Water Master Plan, and Master Roadway Plan. As with all development within the City of Sugar Land, infrastructure construction plans shall be approved prior to construction of improvements.

Upon further examination of the anticipated traffic patterns, the City Engineer's Office has requested that a contingency be placed on the Preliminary Plat to be addressed at the time of Final Plat submittal as follows:

- **Reconfiguration of Restricted Reserve B, Block 2, to directly adjoin the Landscape Reserve of Block 3. This will eliminate the street connection on the east side of Reserve B, and is anticipated to serve a traffic calming function for the residential neighborhood.**

The City Engineer and Planning staff have consulted with the applicant, and they have agreed to make the modifications at the time of Final Plat submittal.

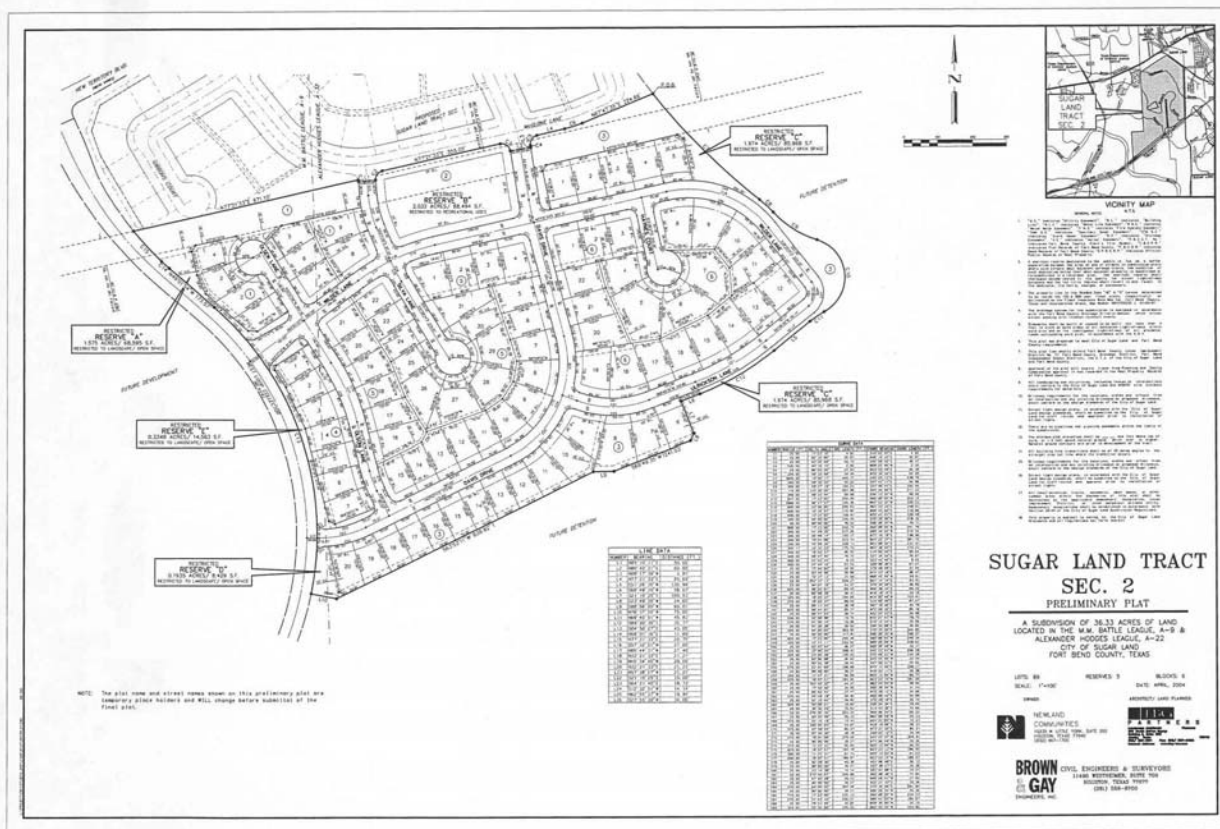
RECOMMENDED ACTION

The Planning Division, in conjunction with the Development Review Committee, recommends approval of Sugar Land Tract Section Two Preliminary Plat with a contingency from the City Engineer's Office as follows:

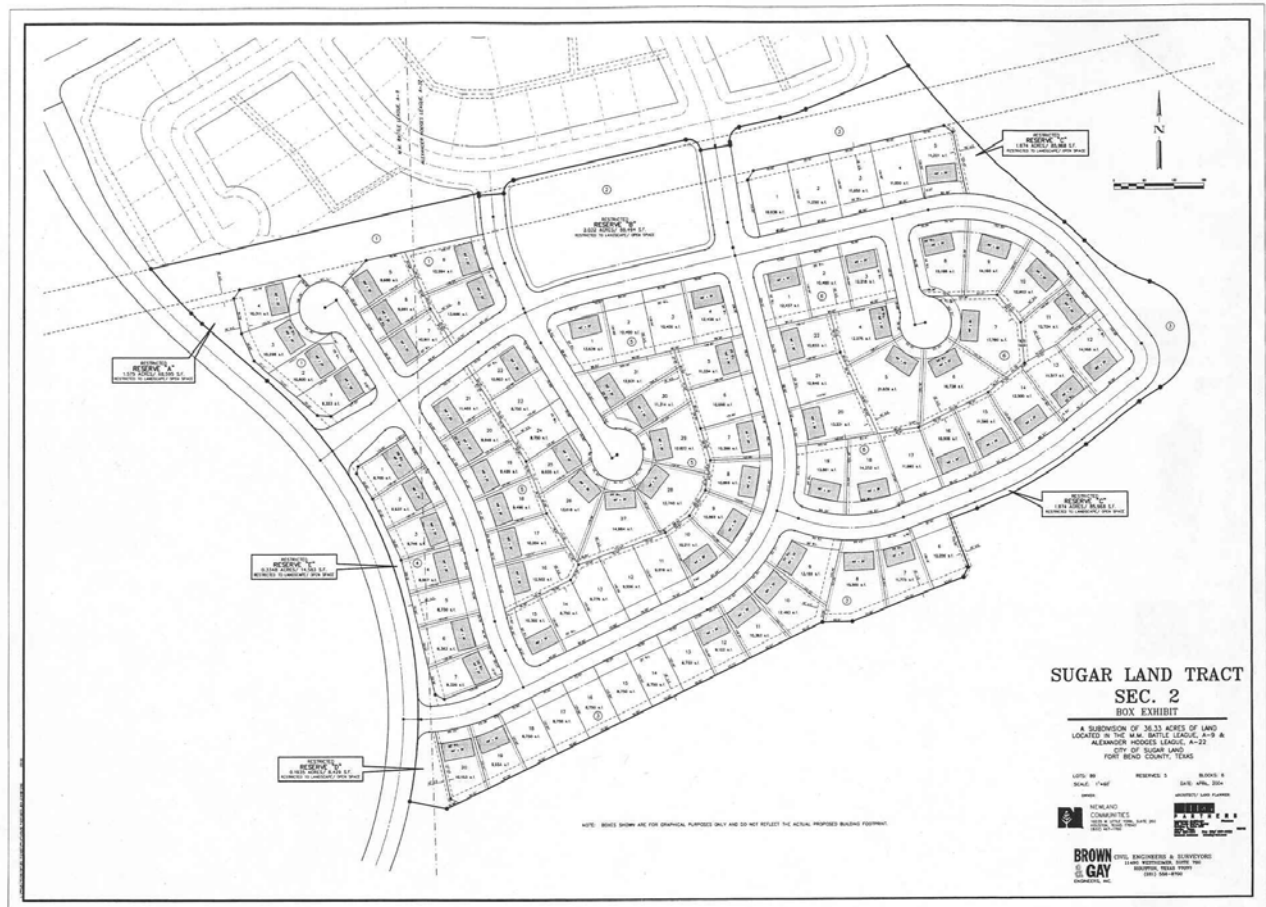
- **Reconfiguration of Restricted Reserve B, Block 2, to directly adjoin the Landscape Reserve of Block 3**

**Cc: Geoff Freeman, Brown & Gay Engineers, Inc. Fax: (281) 558-9701
File No.: P0001584**

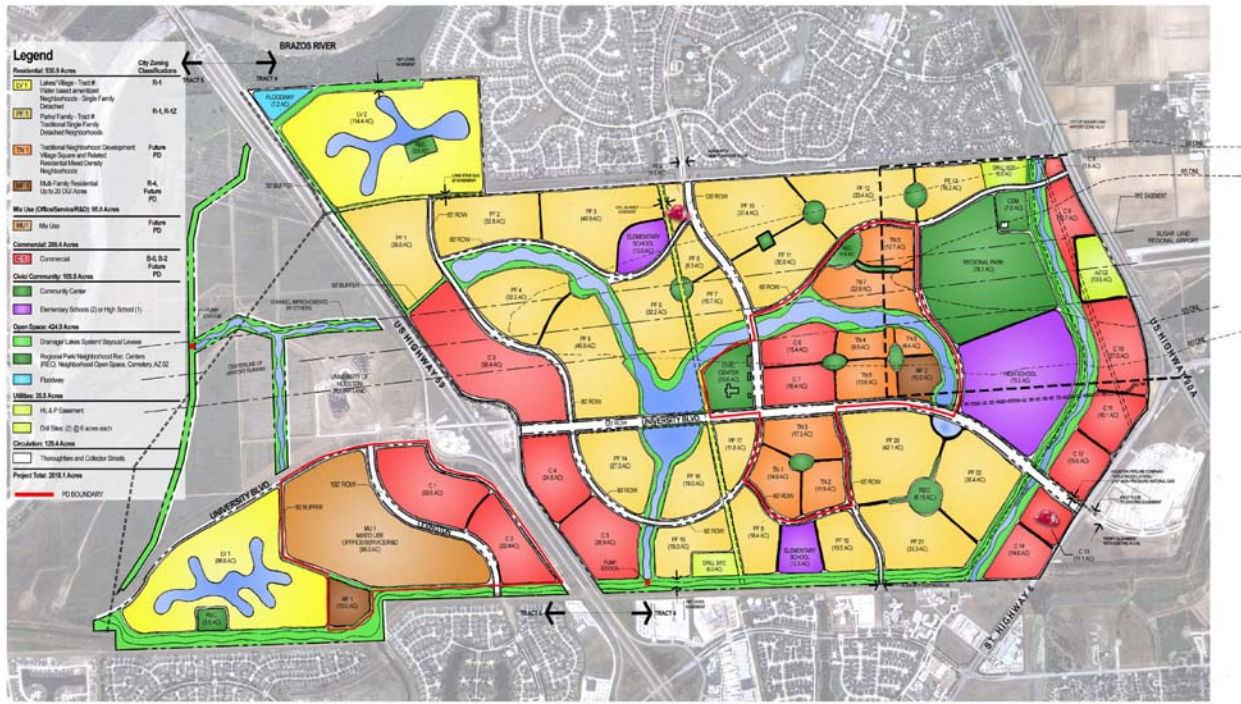
L:\Projects\fb137\Sec2_Dist\Grid\Plan\SEC2\lat.dwg, 04/28/2004 10:04:56 AM, Freeman, 1:230.362



Copy of Box Exhibit to Indicate Minimum Required Lot Width:



Approved General Plan Land Use Exhibit: October 7, 2003



VICINITY MAP



SUGAR LAND TRACT 4 & 5

LAND USE PLAN
OWNER: NEWLAND COMMUNITIES
10233 W. LITTLE YORK, SUITE 200
HOUSTON, TEXAS 77043
DESIGN FIRM: TBG PARTNERS
LAND PLANNERS / LANDSCAPE ARCHITECTS
302 N. MARKET ST. SUITE 450
DALLAS, TEXAS 75202
DATE: JULY 30, 2003
REVISED: OCTOBER 2, 2003
THE INFORMATION SHOWN IS BASED
ON THE BEST INFORMATION AVAILABLE
AND IS SUBJECT TO CHANGE WITHOUT
NOTICE